

EXHIBIT **B**-APPOINTMENT SUBS.  
TRUSTEE

201 JUN 20 A 11:33

WAKE COUNTY, NC

BK014264PG01980

WAKE COUNTY, NC 63  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
02/09/2011 AT 09:52:28

BOOK:014264 PAGE:01980 - 01982

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

RE: Mortgagor(s): GUSTAVO ROMANELLO AND ACELA ROMANELLO,  
HUSBAND AND WIFE

Trustee: ESTHER SANTOS

Mortgagee: BankUnited, FSB

Dated: July 22, 2005

Recorded: July 25, 2005

Book: 011485 Page: 01309

Substitute Trustee: Trustee Services of Carolina, LLC

Current Beneficiary: BankUnited

File Number: 10-34290-FC01

STATE OF NORTH CAROLINA )

COUNTY OF Wake )

Prepared by and return to:

Brock & Scott, PLLC

5431 Oleander Drive, Suite 200

Wilmington, NC 28403

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

TAKE NOTICE THAT WHEREAS on or about July 22, 2005, GUSTAVO ROMANELLO AND ACELA ROMANELLO, HUSBAND AND WIFE executed a Deed of Trust in the amount of \$145,100.00 conveying the property therein to ESTHER SANTOS, Trustee, in favor of BankUnited, FSB as security for said Note, which Deed of Trust is dated July 22, 2005 and recorded on July 25, 2005 in Book 011485 at Page 01309 and rerecorded/modified/corrected on July 24, 2006 in Book 012075, Page 00183 in the Public Registry of Wake County, North Carolina (the "Deed of Trust"); and,

WHEREAS, BankUnited ("Holder") is the holder of the Note secured by the Deed of Trust and wishes to remove the said Trustee; and,

WHEREAS, the Deed of Trust provided that "Holder", its successors or assigns, may for any reason remove the Trustee and appoint his/her successor; and,

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WHEREAS, "Holder" now desires to exercise its right to remove the Trustee and any subsequent successor trustee and name *Trustee Services of Carolina, LLC* as Substitute Trustee his/her successor (if more than one party is appointed, any party may act);

NOW THEREFORE, "Holder" does hereby remove the Trustee and any subsequent successor trustee in the Deed of Trust dated *July 22, 2005* and recorded on *July 25, 2005* in Book *011485* at Page *01309* and rerecorded/modified/corrected on *July 24, 2006* in Book *012075*, Page *00183*, in the Public Registry of *Wake* County, and does hereby appoint *Trustee Services of Carolina, LLC* as his/her successor as Substitute Trustee. The Substitute Trustee shall have all the rights, powers, duties, obligations and privileges conferred by the Deed of Trust on the Trustee.

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid and to convey title to said foreclosure property to whomsoever the undersigned shall authorize. The statement in the Substitute Trustee's Deed that the undersigned has requested transfer of its bid to Grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assigned or other parties hereto, that the Substitute Trustee was duly authorized and empowered to execute same.

IN WITNESS WHEREOF, "Holder" has caused these presents to be executed in its name by its officers under seal, this 22 day of November, 2010.

**BankUnited**

By: 

Printed Name: Tim Reilly

Title: Senior Vice-President

STATE OF Florida  
COUNTY OF Miami

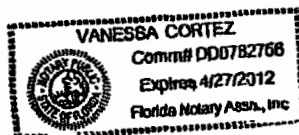
I, Vanessa Cortez, a Notary Public of Miami-Dade County and State of Florida, do hereby certify that Tim Reilly personally came before me this day and acknowledged that he/she is the Sr. Vice President of BankUnited, and that he/she, as Sr. Vice President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official seal this 22<sup>nd</sup> day of November, 2010.

  
Notary Public

4/27/2012  
My Commission expires

This notary acknowledgment made pursuant to new NCGS §10B-40, §10B-41, §47-37.1(b). Effective December 1, 2005.  
(NOTARY SEAL)



10-34290